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103, 9802 97 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Grande Prairie, Alberta

Listing ID:

32752

MLS ID:

A2268557

\$219,900



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r<u>P</u>n

103, 9802 97 Avenue , Grande Prairie , Alberta T8V 7K2

Transaction Type

For Sale

Zoning CC

Year Built

1999

Property Sub Type

Mixed Use

Building Area (Sq. M.)

145.48

Construction Type Stone, Vinyl Siding

Heating

Forced Air, Natural Gas

Reports None Title

Fee Simple

Subdivision

Central Business District

Structure Type Mixed Use

Legal Plan 9925072

Lot Size (Sq. Ft.)

18567

Roof Asphalt

Inclusions N/A **Days On Market**

22

Building TypeCondo Complex

Property Type
Commercial

Building Area (Sq. Ft.)

1566.00

Lot Size (Acres)

0.43

Cooling Central Air

Restrictions
None Known

VACANT/IMMEDIATE POSSESSION available for this commercial office/retail condo unit located in "Station 99". Prime location within the thriving business community along 97 Avenue in the City Center with easy access and fantastic exposure. The main floor offers 986 sq ft of bright, open space, with convenient slat wall panelling and a separate back room area with a washroom and handy janitor floor sink. The second level upstairs, features new flooring, adding 580 sq ft, including an open area, office, washer/dryer hookup, and utility room. This top space can be leased to a tenant to help offset your mortgage. Both floors have been freshly painted and fluorescent lighting is provided. The exterior has been updated, with professionally maintained grounds and ample client parking. This is your opportunity to own commercial real estate in a premium location. Condo fees are \$879.07/month and cover property management, snow removal, yard maintenance, garbage, and exterior decor. Opportunity awaits! Reach out to your Commercial Realtor© for further details or to schedule a viewing. ALSO FOR LEASE AT MLS A2268601.

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